

Freddie Mac	Drive By Interior	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	BROKER'S PRICE OPINION	Client <u>marshalls</u> Freddie Mac Loan # <u>USM114372</u> Servicer Loan # <u></u>	
Interior Access Denied		<input type="checkbox"/> N	Reason <u></u>	<u>rep_180</u>	
BPO Firm Name: <u>Market Intelligence</u>		Agent: <u>Client Services</u>	Phone <u>501-435-6312</u>		
<b>SUBJECT PROPERTY DESCRIPTION</b>					
Property Address <u>5 JENKINS ROAD</u>		Unit # <u></u>			
City <u>CHESAPEAKE CITY</u>		County <u>CECIL</u>	State <u>MD</u>	Zip Code <u>21915</u>	
Is property listed with a real estate <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Name of Listing Agent/Firm <u></u> ( <u>      </u> ) <u>      </u> - <u>      </u>			
Property Type <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> SFD <input type="checkbox"/> 2FAM <input type="checkbox"/> 3FAM <input type="checkbox"/> 4FAM <input type="checkbox"/> Condo		Condo Assoc Fee per <u>.00</u>			
Occupant	<input checked="" type="checkbox"/> X	Owner	Tenant	Vacant	
Estimate of repairs needed to obtain current FMV for subject					
Interior		Exterior			
Painting	<u>0.00</u>		Painting	<u>0.00</u>	
Structural	<u>0.00</u>		Structural	<u>0.00</u>	
Appliances	<u>0.00</u>		Landscaping	<u>0.00</u>	
Utilities	<u>0.00</u>		Roof	<u>0.00</u>	
Carpet/floors	<u>0.00</u>		Windows	<u>0.00</u>	
Other	<u>0.00</u>		Other	<u>0.00</u>	
Cleaning/Trash Removal: <u>0.00</u>		Do you recommend repairs? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Repair Totals: <u>0.00</u>					
Overall Property Condition: <u>Excellent</u> <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Inferior					
Are there any items that require IMMEDIATE attention/action? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Title/Legal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (No = No & Unknown)					
Do any environmental issues affect the value of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
If yes to any of above, please explain: <u>Although only viewed from a distance due to trees and length of drive, what could be seen of the exterior appears to be in good condition.</u>					
<b>NEIGHBORHOOD</b>					
Property Values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Predominant Occupancy <input checked="" type="checkbox"/> X Owner <input type="checkbox"/> Tenant	
Marketing Time:	<input type="checkbox"/> Under 3 Mos	<input checked="" type="checkbox"/> 3-6 Mos	Over 6 Mos	Vacancy Rate <u>0-5%</u> <input checked="" type="checkbox"/> X <u>5-10%</u> <input type="checkbox"/> <u>0-20%</u> <input type="checkbox"/> <u>20+</u>	
		<u>1</u>	Price Range of Active Listings in Neighborhood: Fr: <u>215,000</u> To: <u>239,500</u>		
COMMENTS: <u>Very nice wooded, private community. Homes are in the \$200,000-300,000 range. Water access is nearby.</u>					
<b>VALUE ESTIMATION</b>					
Probable Sale Price	90-Day Marketing Time	120-Day Marketing Time	80-Day Marketing Time		
As Is	<u>225,000.00</u>	<u>220,000.00</u>	<u>215,000.00</u>		
As Repaired	<u>225,000.00</u>	<u>220,000.00</u>	<u>215,000.00</u>		
Property should be listed: <input checked="" type="checkbox"/> As Is <input type="checkbox"/> As repaired					
Anticipated Seller-Paid Financing Costs:					
COMMENTS: (Describe your marketing strategy and reasons for As Is/As Repaired recommendations) <u>Sell property as is... Could invest too much in repairs not necessarily required by buyer. Buyers, when capable prefer the discount on the sale price and will invest sweat equity later.</u>					
ATTACH INTERIOR AND EXTERIOR PHOTOGRAPHS OF SUBJECT PROPERTY					
PREPARED BY	<u>Client Services</u>		10/09/2002	Date <u>Jb</u>	
101479586					

— EXHIBIT A —

COMPARABLE HOME					
<b>Address</b>	<b>5 JENKINS ROAD</b>	<b>124 Clemencia 21919</b>	<b>Sarah Ct. 21919</b>	<b>978 Town Pl 21915</b>	
<b>Proximity to Subject</b>		<b>7 miles</b>	<b>8 miles</b>	<b>2 miles</b>	
<b>Current List Price</b>		<b>239,500</b>	<b>230,875</b>	<b>215,000</b>	
<b>Current List Date</b>		<b>10/09/2002</b>	<b>10/09/2002</b>	<b>10/09/2002</b>	
<b>Original List Price</b>	<b>0</b>	<b>244,900</b>	<b>224,800</b>	<b>219,000</b>	
<b>Original List Date</b>		<b>04/01/2002</b>	<b>06/10/2002</b>	<b>08/13/2001</b>	
<b>VALUE ADJUSTMENTS</b> (use the following codes for the adjustments: S=Superior, E=Equal, I=Inferior, U=Unknown)					
<b>DESCRIPTION</b>	<b>DESCRIPTION</b>	<b>ADJ.</b>	<b>DESCRIPTION</b>	<b>ADJ.</b>	<b>DESCRIPTION</b>
Above Grade Room Count	Total # of Rooms 7 Bdrms 4 Baths 2.00		Total # of Rooms 8 Bdrms 3 Baths 2		Total # of Rooms 9 Bdrms 5 Baths 3.5
Gross Living Area	Sq. Ft. 1,800	Code	Sq. Ft. 1641	Code	Sq. Ft. 2572
Location	good	E	good	E	good
Site/Lot Size	1.11	S	2.23	E	1.48
Design and Appeal	2 story/good	E	Cape/good	E	Colonial/hood
Age (Number of yrs. since house was built)	16	S	2	I	13
Overall Condition	good	E	good	E	good
Garage/Carpark	2 car	E	2 car	E	2 car
Porch, Patio, Deck, Enclosed Porch	fr. porch	deck, porc:	E	porch	E
Overall Rating/Est \$ Value of Adjustments		-7000		-7000	+4000
Indicate Property Most Comparable to Subject (Check One) <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
Comments: All listings only slightly different from subject warranting minor adjustments					
COMPARABLE HOME					
<b>Address</b>	<b>5 JENKINS ROAD</b>	<b>61 Jenkins Rd. 21915</b>	<b>7 Chichester Cir. 21915</b>	<b>85 Eras Ave. 21919</b>	
<b>Proximity to Subject</b>		<b>1 block</b>	<b>2 miles</b>	<b>6 miles</b>	
<b>Original List Price</b>	<b>0</b>	<b>238,000</b>	<b>220,000</b>	<b>224,900</b>	
<b>List Price When Sold</b>					
<b>Sales Price</b>	<b>0</b>	<b>240,000</b>	<b>220,000</b>	<b>219,000</b>	
<b>Sales Date</b>		<b>08/19/2002</b>	<b>04/05/2002</b>	<b>12/21/2001</b>	
<b>Days on Market</b>	<b>0</b>	<b>12</b>	<b>40</b>	<b>34</b>	
<b>VALUE ADJUSTMENTS</b> (Use the following codes for the adjustments: S=Superior, E=Equal, I=Inferior, U=Unknown)					
<b>DESCRIPTION</b>	<b>DESCRIPTION</b>	<b>DESCRIPTION</b>	<b>ADJ.</b>	<b>DESCRIPTION</b>	<b>ADJ.</b>
Above Grade Room Count	Total # of Room 7 Bdrms 4 Baths 2.00	Total # of Room 8 Bdrms 4 Baths 1.5		Total # of Rooms 7 Bdrms 4 Baths 2	Total # of Rooms 8 Bdrms 4 Baths 2.5
Gross Living Area	Sq. Ft. 1,800	Sq. Ft. 1754	Code	Sq. Ft. 1671	Code
Financing/Concessions	U	U	U	U	U
Location	good	good	E	good	E
Site/Lot Size	1.11	1.01	E	.65	E
Landscaping	none	good	S	good	S
Design and Appeal	2 story/good	2 story/good	E	2 story/good	E
Age (number of yrs.)	16	18	E	17	E
Overall Condition	good	good	E	good	E
Garage/Carpark	2 car	none	I	2 car	E
Porch, Patio, Deck, Pool, Fence, fr. porch	fr. porch	f. porch	E	porch, back	E
Overall Rating/Est \$ Value of Adjustments		+4000		0	-2000
Indicate Property Most Comparable to Subject (Check One) <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>					
Comments: All listings have many similarities to subject and warrant only minor adjustment in price					